125.0	0003	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,491,700 / 1,491,700
					USE VALUE:	1,491,700 / 1,491,700
					ASSESSED:	1,491,700 / 1,491,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29	-31	BARTLETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BARNES LAND DEVELOPMENT LLC
Owner 2:	
Owner 3:	
Street 1:	71 PAGE RD
Street 2:	
Twn/City:	BEDFORD
St/Prov:	MA Cntry: Own Occ: N
Postal:	01730 Type:

PREVIOUS OWNER

Owner 1:	NYBERG JONATHAN M -
Owner 2:	DOLAN SARA Q -
Street 1:	PO BOX 295
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .201 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1910, having primarily Clapboard Exterior and 5305 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 19 Rooms, and 9 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	8775.000	876,800		614,900	1,491,700
Total Card	0.201	876,800		614,900	1,491,700
Total Parcel	0.201	876,800		614,900	1,491,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 281.19 /Parcel: 281.19

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 80496

GIS Ref

GIS Ref

Insp Date 05/10/18

!9692!

PREVIOUS ASSESSMENT

Parcel ID 125.0-0003-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	876,800	0	8,775.	614,900	1,491,700		Year end	12/23/2021
2021	104	FV	827,300	0	8,775.	614,900	1,442,200		Year End Roll	12/10/2020
2020	104	FV	827,300	0	8,775.	614,900	1,442,200	1,442,200	Year End Roll	12/18/2019
2019	104	FV	760,100	0	8,775.	649,100	1,409,200	1,409,200	Year End Roll	1/3/2019
2018	104	FV	748,700	0	8,775.	478,300	1,227,000	1,227,000	Year End Roll	12/20/2017
2017	104	FV	699,200	0	8,775.	457,800	1,157,000	1,157,000	Year End Roll	1/3/2017
2016	104	FV	699,200	0	8,775.	423,600	1,122,800	1,122,800	Year End	1/4/2016
2015	104	FV	575,400	0	8,775.	355,300	930,700	930,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	09:28:16

LAST REV

Date	Time
10/28/21	16:53:29
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9692

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NYBERG JONATHAN	1571-169	1	4/23/2021		1,500,000	No	No		
BRUCE BARTON F	1569-158	1	3/2/2021	Sub Sale	1,260,000	No	No		
	831-127		2/26/1973		52,500	No	No		N

USER DEFINED

Prior Id # 1:	80496
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/10/2021	1186	Renovate	210,000	O				
5/5/1999	254	Manual	9,750					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
6/23/2021	SQ Mailed	MM	Mary M
5/10/2018	MEAS&NOTICE	CC	Chris C
2/6/2009	Measured	336	PATRIOT
11/19/1999	Mailer Sent		
11/5/1999	Measured	266	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		8775		Sq. Ft.	Site		0	90.	0.78	10									614,923						614,900	

Total AC/HA: 0.20145 | Total SF/SM: 8775 | Parcel LUC: 104 Two Family | Prime NB Desc ARLINGTON | Total: 614,923 | Spl Credit | Total: 614,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	1 - Wood Shingl	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	150.00
Size Adj.:	0.84792650
Const Adj.:	0.99989998
Adj $ / SQ:	127.176
Other Features:	128000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1077123
Depreciation:	200345
Depreciated Total:	876778

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	19	BRs:	9	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

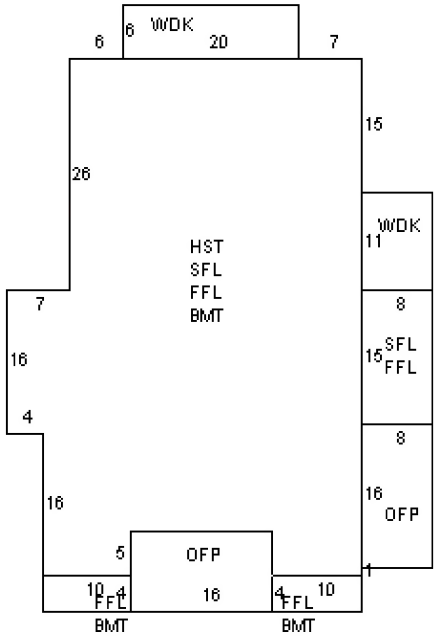
No Unit	RMS	BRS	FL
1	10	5	
1	9	4	
Totals			
2	19	9	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	153.88
Special Features:	0	Val/Su Net:	111.57
Final Total:	876800	Val/Su SzAd	165.28

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,194	127.180	279,025
SFL	Second Floor	2,114	127.180	268,851
BMT	Basement	2,074	38.150	79,129
HST	Half Story	997	127.180	126,795
OFP	Open Porch	272	22.560	6,137
WDK	Deck	208	10.810	2,248

Net Sketched Area:	7,859		Total:		762,185
Size Ad	5305	Gross Area	8856	FinArea	5305

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

125.0-0003-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: